



2245 East Bluegrass Road
Mt. Pleasant, IA 52641



Burlington, Iowa Real Estate Auction

TIMED ONLINE



Burlington, Iowa Real Estate Auction

TIMED ONLINE

Opens: Wed., June 17th / Closes: Wednesday, June 24, 2020, 4PM

Open House: Wednesday, June 10th from 4-5pm

Located at 312 Franklin Street, Burlington, IA 52601

This brick home with Mississippi River views and only steps away from Mosquito Park's panoramic views!

3 BEDROOMS
1 1/2 BATH
2,732 SQ. FT.



DOUGLAS C. SORENSON

Mitchell L. Taylor – Attorney for Seller

For information contact Steffes Group, 319.385.2000 or
Nate Larson, 319.931.3944 or Kevin Dameron, 319.850.2274



Opens: Wed., June 17th / Closes: Wednesday, June 24, 2020, 4PM

Located at 312 Franklin Street, Burlington, IA 52601

SteffesGroup.com



SteffesGroup.com

Steffes Group, Inc. | 319.385.2000
2245 East Bluegrass Road, Mt. Pleasant, IA 52641

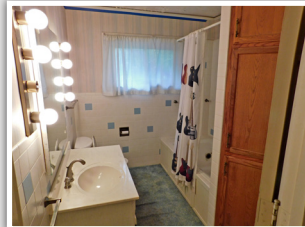


Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000



Three Bedroom Brick Home

This two story home is a great candidate to be updated to a modern style! The 3 bedroom, 1 1/2 bath home offers 2,732 sq. ft. of total living space. This home also offers river views and is steps away from Mosquito Park with panoramic views of the Mississippi River.



MAIN LEVEL:

- Living room with a fireplace
- Kitchen with stove & dishwasher
- Formal dining room with wainscoting & river views
- 1/2 bath
- 12'x28' enclosed heated porch

SECOND LEVEL:

- Three bedrooms
- Full bath with jetted tub
- Bonus room

WALKUP ATTIC:

- Finished room with bar & river views! Great potential man or woman cave!
- Unfinished storage room with gas forced air furnace with central air.

AMENITIES OF THE HOME:

- Basement with washer & dryer, gas boiler heat, gas water heater & plenty of storage
- 15'x22' detached garage built in 2002 with alley access
- Updated 200 amp breaker box in the garage & 100 amp breaker box in home
- 38'x110' lot



Included: Stove, Dishwasher, Washer, Dryer, Any item present on the day of the closing.

Not included: All personal property items.

Terms: 10% down payment on June 24, 2020. Balance due at closing with a projected date of August 7, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of August 7, 2020.

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Taxes: \$3,910.00 Gross/Net (Rounded)

Assessed Value: \$178,500

SPECIAL PROVISIONS:

- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The buyer acknowledges that buyer has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

More Photos Online at SteffesGroup.com

For information contact Steffes Group, 319.385.2000 or Nate Larson, 319.931.3944 or Kevin Dameron, 319.850.2274

